

**FOR SALE \$1,375,000**

**Congress Park Apartments  
1362 Clayton Street  
Denver, CO 80206**



**PROPERTY HIGHLIGHTS:**

- 8 Apartments Have Spacious Balconies
- 5 Reserved Off-Street Parking Spaces
- Great Location in Congress Park
- Walking Distance to Local Restaurants
- Hardwood Floors
- Seller Owned Laundry Machines Transfer with the Property Sale
- [YouTube](http://youtu.be/QL1kpnhyqgM): <http://youtu.be/QL1kpnhyqgM>

**\$1,375,000  
12 Units**

EXCLUSIVELY LISTED BY:

**Kyle Malnati  
& Greg Johnson**

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something different.

**INVESTMENT SUMMARY**

Price:	\$1,375,000
Price/Unit:	\$114,583
Price/SF:	\$132.20

**PROPOSED FINANCING**

Loan Amount:	\$1,003,750
Down Payment:	\$371,250
Interest Rate:	3.87%
Amortization:	30 years
Monthly Payment:	\$4,685

**PROPERTY DESCRIPTION**

Units:	12
Year Built:	1962
Building Size:	10,401 SF
Lot Size:	6,250 SF
Roof:	Flat
Heat:	Hot Water Boiler
Parking:	5 Off-Street Spaces



**UNIT MIX AND AVERAGE RENT SCHEDULE:**

# Units	Unit Type	SF	Current	Proforma
2	Studio	550	\$575	\$625
10	1Br/1Ba	650	\$715	\$825

**OPERATING DATA:**

INCOME	Current	Proforma
Gross Annual Rent:	\$99,600	\$114,000
Other Income:	\$7,270	\$9,370
Gross Scheduled Income:	\$106,870	\$123,370
Vacancy Allowance:	(\$2,888)	(\$3,306)
Effective Gross Income:	\$103,981	\$120,064

ESTIMATED EXPENSES	2013	Proforma
Insurance:	\$4,699	\$2,800
Property Management:	\$7,774	\$7,204
Property Taxes:	\$5,791	\$5,791
Gas/Electric:	\$5,050	\$5,050
Water/Sewer:	\$3,707	\$3,707
Repairs/Maintenance:	\$2,519	\$6,000
Administrative:	\$198	\$1,000
Trash:	\$1,055	\$800
<b>Total Expenses:</b>	<b>\$30,792</b>	<b>\$32,351</b>
<b>Expense/Unit:</b>	<b>\$2,566</b>	<b>\$2,696</b>
<b>Net Operating Income:</b>	<b>\$73,189</b>	<b>\$87,712</b>

**FINANCIAL ANALYSIS:**

	Current	Proforma
NOI:	\$73,189	\$87,712
Projected Debt Service:	(\$56,218)	(\$56,218)
Before Tax Cash Flow:	\$16,971	\$31,494
CAP Rate:	5.32%	6.38%
Cash-on-Cash Return:	4.49%	8.33%
Principle Reduction:	\$17,955	\$17,955
Total Return:	9.2%	13.1%

Please note, all information furnished in this presentation regarding this property for sale has been secured from sources we believe to be reliable. However, we accept no responsibility for its correctness and encourage the verification of all numbers prior to making any financial decisions. We owe duties to the seller, which include utmost good faith. We negotiate on behalf of and act as advocate for the seller. Please do not tell us any information that you do not want shared with the seller. You are not legally responsible for our actions. Although we do not represent you, we will disclose to you all adverse material facts about the property actually known to us. We will assist you without regard to race, creed, sex, religion, national origin, familial status or handicap.